

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STRET, COLD SPRING, NEW YORK 10516
Workshop meeting for Gus Serroukas

December 13, 2011

Present: Chairman: Joseph Barbaro; **Members:** Joseph Immorlica, Arne Saari, Placito Sgro and Richard Weissbrod and Planning Board consultant; Rob Cameron, Putnam Engineering

Present for the applicant: Gus Serroukas, Richard Olson; McCabe and Mack, LLP and Michael McCormack, architect; Liscum, McCormack, Van Voorhis LLP.

The meeting was opened at 7:41 P.M. by Chairman Barbaro

The board reviewed the Putnam Engineering, PLLC memorandum dated 12/08/11. The following comments were made:

- **J. Immorlica** recommended using trash cans rather than one dumpster.
- **P. Sgro** noted the Board should review the newest (most recently submitted plan). The Board reviewed the site plan dated 12/12/11
- **J. Immorlica** noted the proposed loading dock should be removed and use the existing loading dock for the U.S. Post Office thus provide space in back of the proposed post office for trash and recycle containers.
- **P. Sgro** noted trucks while unloading should be parallel to the building so it would not be in the traveled way.
- Rob Cameron noted that storm drains must be addressed since storm drains are not shown on the site plan
- **J. Immorlica** noted that mail deliveries: are at 5:00 A.M., 2 deliveries between 7:30 and 9:00 A.M., 11:00 – 12:00 A.M. and 3:00 – 3:30 A.M.
- **J. Immorlica** noted that a total of five mail local delivery trucks are used.
- **P. Sgro** noted zoning set backs are required.
- **A. Saari** noted that parking adjacent to the building is existing in the Village and diagonal parking has been eliminated.
- **A. Saari** noted that one-way-traffic should be all the way around.
- **J. Immorlica** noted handicap parking spaces should be changed to the following: put 2 in front of Foodtown, 1 by the bank and 1 by the post office Mr. McCormack noted one parking space may be eliminated.
- **P. Sgro** noted there is not much room in the parking lot and there will be a problem with traffic when one car is backing out of a parking space. He noted he liked the way parking is currently
- **P. Sgro** noted a turn around space could be located next to the exit.
- **P. Sgro** also did not think the parking should be changed.
- **J. Barbaro** noted that having the vehicles circle around was recommended by the Village Building Inspector and the Planning Board consultant, RSG,
- **J. Barbaro** noted one thing missing from the discussion is consideration of the fact that delivery vehicles turn on to Benedict Ave. and shoppers also exit at Benedict Ave.
- Mr. McCormack noted he did not know if the loading dock will have a roof.
- Rob Cameron noted that a leveler would be needed on the dock.
- The Board discussed extending the sidewalk on Benedict Ave to the end of the road with a curb to prevent truck running over the sidewalk.

- The Board discussed turning radius for cars going around the corner.
- **P. Sgro** noted all turns should be the same size.
- **P. Sgro** noted the width of the sidewalk is 4 ft.
- **P. Sgro** noted 10 feet is always dedicated for a sidewalk. 10 ft on either side. **P. Sgro** Asked Mr. McCormack for an 8 ft drawing and a 6 ft drawing for comparison.
- **J. Immorlica** noted the flagpole is shown on the sidewalk right in front of the post office and recommended to put the flagpole on the Southeast side corner of the proposed post office **P. Sgro** noted flag pole can be placed on the building.
- **P. Sgro** noted the optional lane for turning was not discussed. **J. Immorlica** noted it was voted on at the last meeting and was voted down by the majority of the board.
- **J. Immorlica** noted that with the optional lane 4 parking spaces will be lost. **P. Sgro** noted 16 feet is not needed as shown. It can be moved down to 12 feet and 2 spaces would be lost. **A. Saari** noted he preferred the additional parking. **R. Weissbrod** noted he is in favor of the parking but if the applicant wanted to experiment and do a turn around that is ok also with him. **J. Immorlica** noted the parking is needed.
- Rob Cameron noted the real conflict is at the entrance. **J. Barbaro** also preferred to have the extra parking.
- **R. Weissbrod** noted that two experts agreed that there should be one entrance and one exit and the turn around is not needed.
- **J. Immorlica** suggested making a list of what we have received from the applicant so we can tell him what is still needed.
- **P. Sgro** noted he is against parking on Benedict Ave. for the postal trucks.
- **J. Immorlica** noted there are about 52 employees that work at Foodtown Plaza at a given time and 63 parking spaces.
- **J. Barbaro** polled the board regarding the parking of the postal trucks. **J. Immorlica** suggested removing the proposed loading dock which will add 4 spaces for the postal trucks to park. And park 5th truck on the ramp and **A. Saari** recommended parking the 5th truck on the loading dock. **P. Sgro** noted he will go along with it if a variance is obtained. for improved site vision
- **P. Sgro** noted he asked for a drawing of how the site plan will look from the front of the building with a ramp with railings.

A workshop meeting was scheduled for January 10, 2012 at 7:30 P.M.

The following was noted:

- Mr. McCormick noted he will change the site plan as requested.
- There is no update on the lease of Foodtown.
- A new site plan is needed to be sent to Rob Cameron by December 27, 2011 for comments.
- **A. Saari** suggested reviewing the comprehensive plan at the January 3, 2012 meeting.

R. Weissbrod moved to adjourn the meeting and **J. Immorlica** seconded the motion. The meeting was adjourned at 9:48 P.M.

Joseph Barbaro, Planning Board Chairman

Date